171.0	0005	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,441,500 / 1,441,500
					USE VALUE:	1,441,500 / 1,441,500
					ASSESSED:	1,441,500 / 1,441,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIM SUYEON
Owner 2:	
Owner 3:	
Street 1:	74 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ALOISE PATRICIA/ TRUSTEE -
Owner 2:	74 WOLLASTON AVE REALY TRUST -
Street 1:	74 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,660 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Clapboard Exterior and 4102 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11660.000	881,200	21,400	538,900	1,441,500
Total Card	0.268	881,200	21,400	538,900	1,441,500
Total Parcel	0.268	881,200	21,400	538,900	1,441,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.42 | /Parcel: 351.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 113576

GIS Ref

GIS Ref

Insp Date 08/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 171.0-0005-0001.A

!13271!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	880,300	21400	11,660.	538,900	1,440,600	1,440,600	Year End Roll	12/18/2019
2019	104	FV	634,400	21700	11,660.	538,900	1,195,000	1,195,000	Year End Roll	1/3/2019
2018	104	FV	634,400	21700	11,660.	477,300	1,133,400	1,133,400	Year End Roll	12/20/2017
2017	104	FV	595,500	21700	11,660.	400,300	1,017,500	1,017,500	Year End Roll	1/3/2017
2016	104	FV	595,500	21700	11,660.	400,300	1,017,500	1,017,500	Year End	1/4/2016
2015	104	FV	490,000	22000	11,660.	346,400	858,400	858,400	Year End Roll	12/11/2014
2014	104	FV	490,000	22000	11,660.	334,900	846,900	846,900	Year End Roll	12/16/2013
2013	104	FV	509,100	22000	11,660.	318,700	849,800	849,800		12/13/2012

PRINT

Date	Time
12/11/20	03:15:21

LAST REV

Date	Time
10/31/19	11:29:56
danam	

PAT ACCT. 13271

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALOISE PATRICIA	70515-256		1/16/2018		1,487,500	No	No		
ALOISE STEPHEN	50098-500		9/14/2007	Family	10	No	No		Stephen R Aloise dod 6/17/2011
ALOISE STEPHEN	50019-268		8/29/2007	Family	10	No	No		
ALOISE STEPHEN	46143-91		9/23/2005	Family	10	No	No		
	13346-404		12/2/1977		64,900	No	No		N

USER DEFINED

Prior Id # 1:	113576
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2018	1200	Heat App	250					
3/16/2018	281	Inter Fi	170,000	O				
2/15/2005	159	Manual	15,000	C		G6	GR FY06	renovate existing
9/29/1998	686	Dormers	20,000	C				ADD 4 DORMERS
9/17/1997	593	Addition	68,000	C				ADD BATH-REMODEL
3/27/1995	138	Manual	5,300	C				REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2019	Permit Visit	DGM	D Mann
8/4/2018	MEAS&NOTICE	HS	Hanne S
12/8/2008	Entry Denied	372	PATRIOT
10/13/2005	Permit Visit	BR	B Rossignol
12/23/1999	Mailer Sent		
12/20/1999	Measured	243	PATRIOT
12/15/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11660		Sq. Ft.	Site		0	70.	0.66	8									538,863						538,900	

Total AC/HA: 0.26768 | Total SF/SM: 11660 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 538,863 | Spl Credit | Total: 538,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.92497706
Const Adj.:	1.03939605
Adj $ / SQ:	153.827
Other Features:	153000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	923671
Depreciation:	42489
Depreciated Total:	881182

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1997
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	2	
Totals			
2	13	5	

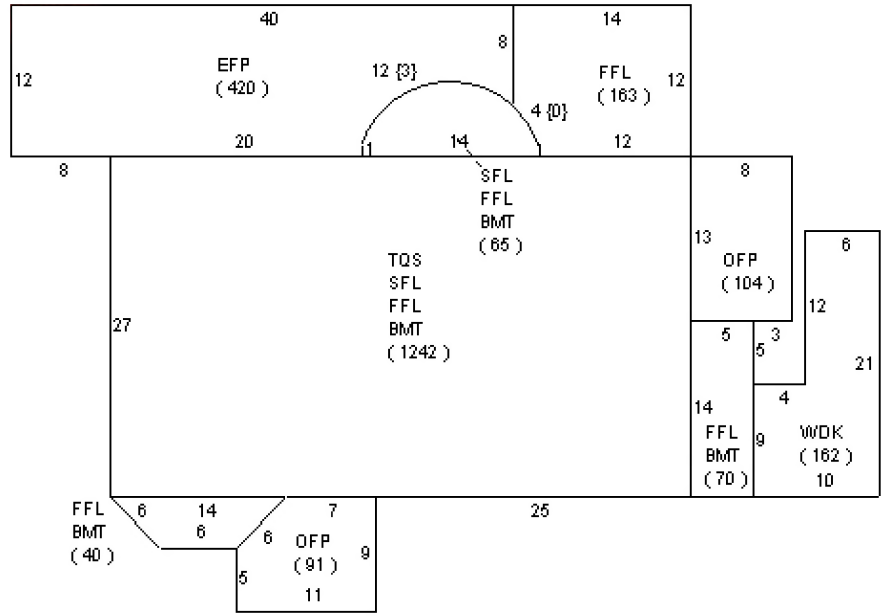
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.21
Special Features:	0	Val/Su Net:	146.55
Final Total:	881200	Val/Su SzAd	230.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,580	153.830	243,046
BMT	Basement	1,417	54.690	77,489
SFL	Second Floor	1,307	153.830	201,052
TQS	3/4 Story	932	153.830	143,290
EFP	Enclos Porch	420	35.040	14,715
OFP	Open Porch	195	25.940	5,059
WDK	Deck	162	12.650	2,050
	Net Sketched Area:	6,013	Total:	686,701
Size Ad	3818.5	Gross Are	6323	FinArea 4102

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	20	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 171.0-0005-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X22	G	AV	1970	4.14	T	39.2	104			900			900
4	Garage W/Lof	D	Y	1	25X35	G	EX	2005	24.55	T	4.5	104			20,500			20,500

More:	N	Total Yard Items:	21,400	Total Special Featues:		Total:	21,400